

TO LET



HILLVIEW, NEWNHAM

Hillview, Perkins Way, Newnham, , NN11



DAVID COSBY
ESTATE AGENTS

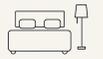


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Hillview

Perkins Way, Newnham, NN11

Total GIA Floor Area Approx. 64 sqm (689 sqft)



1 Bedrooms



1 Reception



1 Bathroom

Features

- Grade II Listed character cottage
- Two bedrooms
- Lounge / dining room
- Kitchen / utility area
- Rear garden of over 200 sq m
- Brick outbuildings
- Church and countryside views
- Attractive village location

Description

Originally forming part of an attractive row of three estate cottages, Hill View is a Grade II listed mid-terrace two-bedroom home occupying a peaceful position within the well-regarded village of Newnham. Dating from around 1880, the property is notable for its distinctive multi-colour brick and stone banding, thought to reflect the red, white and blue of the Union flag in celebration of Queen Victoria's Jubilee. The accommodation is arranged over two floors and includes a well-proportioned lounge / dining room, kitchen / utility area, two bedrooms and a bathroom. Throughout, the house retains a number of features consistent with its age and character, including mullioned casement windows, traditional joinery and period detailing, while also offering practical day-to-day accommodation.

Outside, the property benefits from both front and rear gardens, the latter extending to a generous plot with lawn, established planting and a useful glasshouse. There is also a brick-built outbuilding divided into two stores, together with pleasant views towards the village church and far-reaching countryside views from parts of the house. Set within attractive rolling countryside and conveniently placed for access to Daventry and wider road and rail connections, Hill View offers an appealing combination of period character, outside space and village setting.

A GRADE II LISTED TWO-BEDROOM ESTATE COTTAGE WITH GENEROUS GARDENS, OUTBUILDINGS AND COUNTRYSIDE VIEWS, SITUATED IN NEWNHAM VILLAGE.



The Property

Lounge / Dining Room

This well-proportioned, south-facing reception room is accessed directly from the entrance door and enjoys good natural light from two mullioned casement windows with traditional ironmongery. Recently redecorated, the room readily accommodates both sitting and dining areas.

A brick fireplace opening provides an attractive focal point, and there is original two-door built-in storage set within the chimney recess. No fires are permitted under the tenancy.

Kitchen / Utility Area

Located to the rear of the property, the kitchen has a convenient ledged and braced door opening to the rear pathway and a traditional mullioned casement window provides natural light.

The kitchen is fitted with a range of Shaker-style base and wall units in goose-wing grey, together with a four-burner gas hob, double electric oven, and brushed chrome extractor hood with light above. There is a stainless-steel sink and drainer with space beneath for a dishwasher.

The floor is finished in marble-effect ceramic tiling, and to one side a useful utility area provides further base units together with plumbing for a washing machine beneath the stairs. A small casement window serves this utility space, and a quarter-winder staircase rises to the first-floor accommodation.



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The Property

First Floor Landing

Fitted with cut-pile carpet, the first-floor landing gives access to the bedrooms and family bathroom via traditional white four-panel doors with brass ironmongery. There is a useful over-stairs cupboard with fitted shelving, housing the combination boiler. Natural light is provided by a fixed casement window to the rear elevation.

Bedroom One

A well-proportioned double bedroom situated to the front of the property, enjoying far-reaching views towards Badby Woods. The room is neutrally decorated and fitted with matching cut-pile carpet, with deep-set skirtings. An original open fireplace with cast-iron insert and timber surround provides an attractive focal point. No fires are permitted under the tenancy.

Bedroom Two

Suitable for use as a single bedroom/study, this room is neutrally decorated and enjoys far-reaching countryside views through a further mullioned window. The floor is fitted with matching cut-pile carpet.

Bathroom

Located to the rear of the property, this spacious bathroom is fitted with a three-piece suite comprising a 'P'-shaped bath with shower over and glazed screen, close-coupled WC, and ceramic wash hand basin with chrome pillar taps set above a vanity unit. A mullioned casement window to the rear provides natural light and ventilation, supplemented by mechanical extract ventilation. The walls are neutrally finished, with full-height ceramic tiling to the bath and shower area and splashback tiling to the basin.



Grounds

Front Aspect

Occupying a central position within an attractive terrace of late Victorian estate cottages, the south-facing front garden is approached via a picket gate and shared pathway. This pleasant and sunny space is laid mainly to lawn, with a small hardstanding area suitable for seating, and is enclosed by privet hedging to the sides and traditional brick walling to the front.

Rear Aspect & Outbuildings

The shared pathway continues to the rear of the property, where there is convenient access to the kitchen / utility area. To the rear left-hand side of the terrace, there is a row of traditional brick outbuildings beneath pitched and slated roofs. The subject property benefits from the use of a two-unit outbuilding, accessed via slatted timber doors with traditional Suffolk latches. The main unit is in L-shape plan with fairfaced brick walls and solid concrete floor, providing useful space for garden storage. The second unit would have originally served as the external toilet and retains an original cast-iron high-level cast iron cistern and single glazed casement window.

Rear Garden

The rear garden occupies a pleasant and generous plot, arranged to make the most of its south-facing aspect and good natural light throughout the day. Accessed via a paved pathway with picket gate, the garden extends to over 200 square metres and is laid mainly to lawn, with a variety of established shrubs and perennial planting. A paved path runs through the garden to a useful glasshouse with potting bench. Boundaries are formed by a combination of established trees and shrubs together with close-boarded fencing, creating an attractive and private outside space with scope for both relaxation and home grown produce.



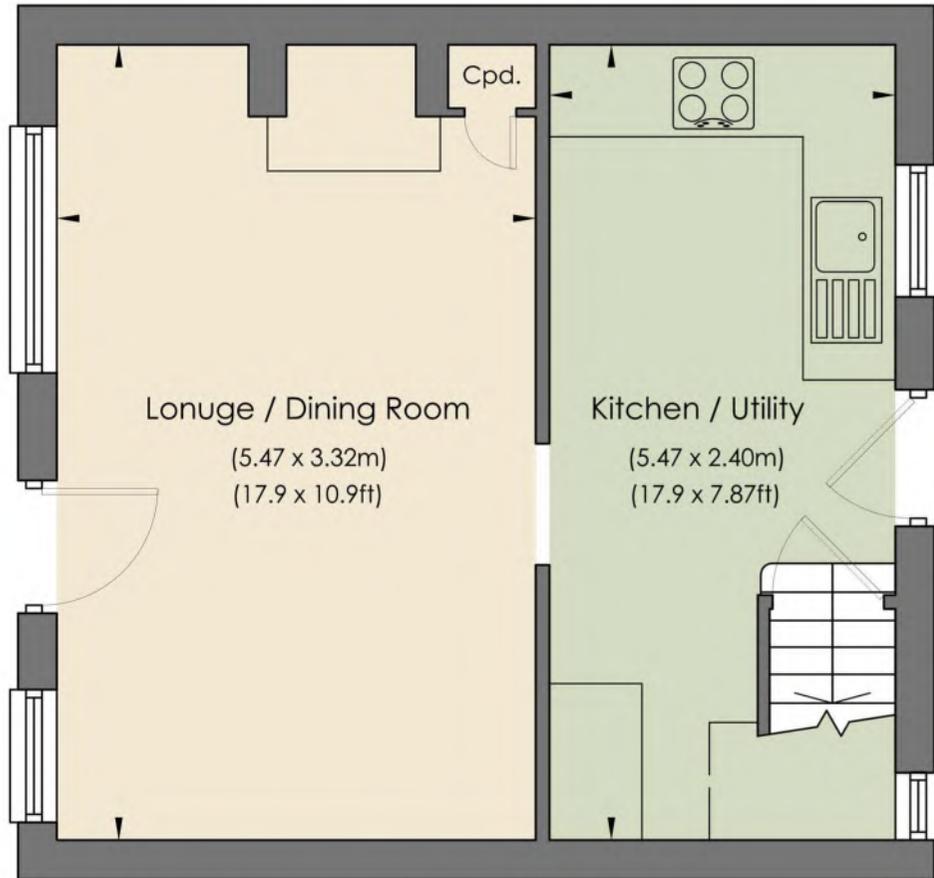
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Approximate GIA (Gross Internal Area) = 64 sqm (689 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 32 sqm (344 sqft)



FIRST FLOOR GIA = 32 sqm (344 sqft)



Location

Newnham is a well-regarded village in west Northamptonshire, set amid undulating countryside close to the Warwickshire border and approximately two miles south of Daventry. The village has pleasing mix of attractive traditional stone and brick houses, a village green, parish church and local public house, all contributing to its established rural character.

As well as its village setting, Newnham is conveniently placed for access to a wider range of amenities. Daventry provides everyday shopping, services and leisure facilities, while more extensive retail and transport links are available at Milton Keynes, including direct rail services to London Euston. The area is also well served by local road connections, making it a practical choice for those seeking a quieter setting without feeling isolated.

The surrounding countryside is a particular feature of the location, with nearby Badby Woods and Everdon Stubbs offering well-regarded walking routes and seasonal interest. Newnham Primary School serves the village, and a wider selection of state and independent schooling is available in the surrounding area.

Property Information

Local Authority: West Northamptonshire Council

Services: Electricity, Water, Gas, and Drainage

Council Tax: Band C **EPC:** Exempt

Broadband: Ultrafast broadband available - 1800Mbps download

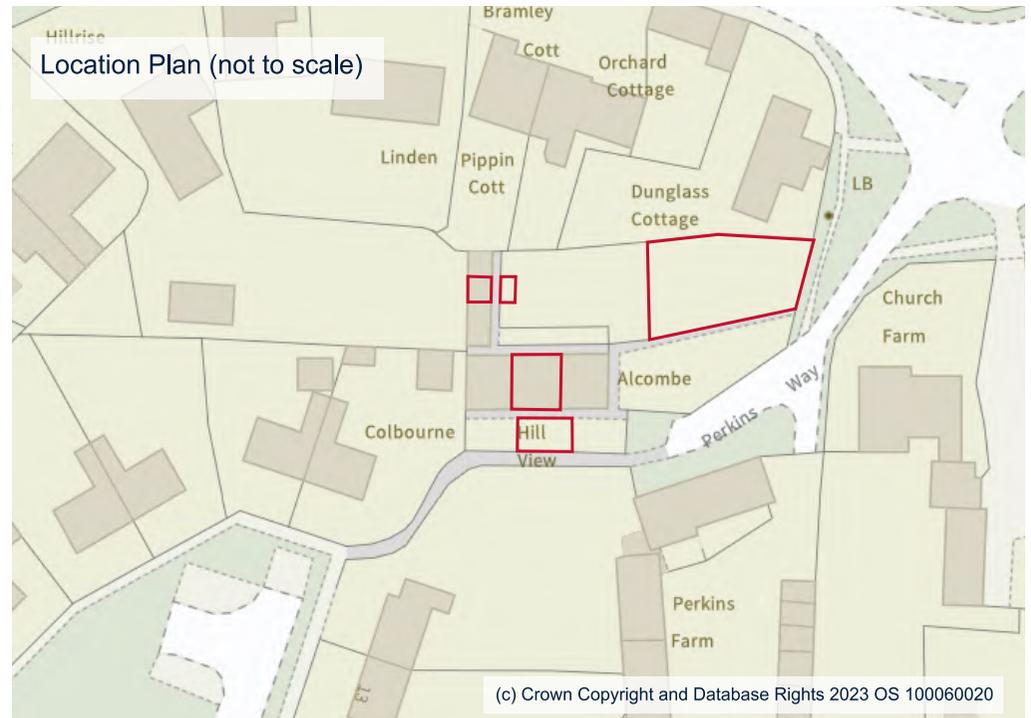
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.

Newnham Village



Location Plan (not to scale)





NEWNHAM

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